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# Dearne Area Council Meeting

## Housing Strategy 2014-33 & Affordable Homes Programme 2015/18



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# Housing Strategy



- National Policies and Strategies
- Corporate Plan
- Housing, Health and Wellbeing
- Strategic Housing Studies
- New Local Plan



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# Key Objectives

1. To support new housing development which creates a thriving and vibrant economy
2. To ensure the design and delivery of new high quality, desirable and sustainable homes
3. To make best use of improve existing housing stock in Barnsley
4. To develop strong, resilient communities
5. To support younger, older and vulnerable people to live independently



**A New Strategic Framework for Housing**



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# 1. To support new housing development which creates a thriving and vibrant economy

- Boost the supply of new homes to meet increasing demand
- Work with developers to make housing developments more economically viable
- Enable more people to buy homes on the open market
- Explore new funding delivery models to increase housing supply
- Work with partners to deliver more affordable housing
- Increase new build private rented homes to meet growing demand



## **Strategy Ambitions:**

- *Build c.20,000 – 25,000 new homes*
- *Build 1,250 – 1,400 new homes per year*
- *Build c.200 affordable homes per year*
- *Increase supply of private rented homes by 25%*



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## 2. To ensure the design and delivery of new high quality, desirable and sustainable homes

- Increase the number of larger (4 & 5 Bed) family / higher value homes
- Improve the range and quality of homes available to meet the changing needs of our residents
- Reduce carbon emissions from use of new housing
- Raise standards in the design and build quality for all new homes



### ***Strategy Ambitions:***

- *Build c.2,500 larger family / higher value homes*
- *Build c.500 homes for older & vulnerable people*
- *Achieve 15% Renewable Energy on new builds*



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### 3. To make best use of improve existing housing stock in Barnsley

- Continue with a sustainable approach to maintaining council housing
- Help social tenants move to more suitable accommodation that meets their needs
- Reduce the number of homes that are empty for longer than 6 months
- Improve housing conditions and management standards in the private rented sector
- Improve energy efficiency of existing housing (through LCR Green Deal / ECO scheme)



#### **Strategy Ambitions:**

- *Maintain 100% of Council stock to Barnsley Homes Standard*
- *Bring c.300 long term empty homes back into use for affordable housing*
- *Eliminate Category 1 Hazards in private rented properties*
- *Provide 1,500 private sector homes with energy efficiency measures under the Green Deal / ECO scheme*



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## 4. To develop strong, resilient communities

- Provide early targeted support for households and families facing multiple problems
- Ensure that social housing is allocated fairly and provides homes to households most in need
- Give people a greater say in developing and delivering housing services
- Reduce the impact that poor housing has on health and well-being
- Address any barriers that may be hindering anyone from accessing suitable housing



### **Strategy Ambitions:**

- *Deliver the Masterplan for Goldthorpe & the Wider Dearne*
- *Maximise customer profile data using CRM to target intervention*
- *Achieve 50% success rate for families on the Troubled Families programme*
- *Reduce number of households in fuel poverty*



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## 5. To support younger, older and vulnerable people to live independently

- Improve the range and options of supported accommodation
- Support young people to access housing and live independently
- Provide more choice and options to help vulnerable and older people live independently in their homes
- Ensure all people with learning disabilities previously placed outside of Barnsley are supported in affordable housing within the Borough
- Prevent and reduce homelessness through early intervention



### *Strategy Ambitions:*

- Remodel accommodation and support for young people and develop a robust pathway
- Ensure extra care provision to ensure is fully integrated into the wider health and care pathways
- Access aids and adaptations across all tenures





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# Delivering the strategy

- *Strategy describes our ambitions for next 20 years*
- *4 Year Delivery Plans*
- *Build upon strong history of partnership working*
- *Long term housing needs and economic aspirations predicated on new Local Plan*
- *Continue co-operation with Leeds and Sheffield City Regions*
- *Monitor performance of the Delivery Plan via a new Housing Board (public and private sector)*



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# What does this mean for The Dearne?



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# Affordable Housing

- 6 x 2-bed fully disabled adapted bungalows to be developed by Yorkshire Housing at Highgate as part of Care and Supported Living Fund
- 23 new homes on Lidgett Lane and Stuart Street (Bungalow & 2-bed homes by Chevin HA)
- Affordable Homes on Seasons Development at Thurnscoe (Reema Estate) 54 units to date (22% on scheme)
- Berneslai Homes - £5.5m Decent Homes investment to date (360 homes) with 160 to go in 2014/15
- Opportunities to deliver Affordable Housing within round 2 Affordable Homes Programme 2015/18



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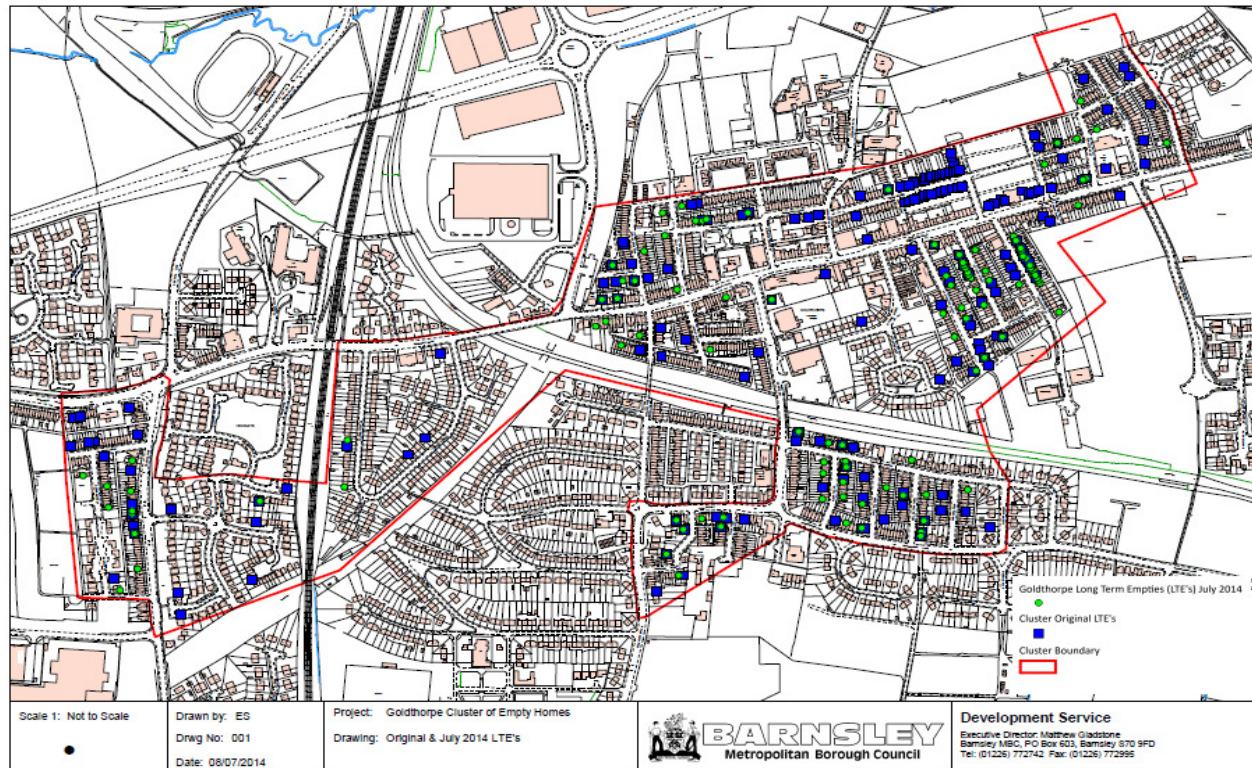
# Empty Homes and Regeneration

## Goldthorpe Regeneration – Current Activity

- Dearne Approach & Goldthorpe Development Group – active community engagement and aspirations to deliver further activities, services (property renovation/management projects)
- Area Councils - ‘Tidy Street’ Team & Increased Enforcement resource (double shift SNT and 2x enforcement officers)
- ‘Our Street’ - Autumn 2014
- Empty Homes Clusters Programme – 100 empty homes returned to use as part of CLG bid – many more to go!
- Empty Homes Grants – 22 completed (17 completed)



# Empty Homes and Regeneration



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# Empty Homes and Regeneration

## Goldthorpe Regeneration – Future Activity

- Co-ordinated Activity – Housing, Community Safety, Police, Area Council and Community
- Further interventions around Beaver Street
- Improve standards in Private Rented Sector – a long term solution – not a ‘sticking plaster’
- Neighbourhood and Empty Homes Management services for Landlords – LL’s investing in their areas and re-investing in the Community
- The role of Berneslai Homes



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# Housing Growth

- 875 new homes in Thurnscoe at 'Seasons' – Keepmoat nominated for a ***Celebrating Construction in South Yorkshire Awards*** in the category of ***Corporate Responsibility***.
- Goldthorpe Master plan identified key sites for Housing Growth – land off East Street (Near new school) and to the rear of Beever St (400 new homes)
- Hoyland/Barnsley Dearne Housing Zone Expression of Interest
- Emerging Local Plan



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# Thank You !

Any Questions ??



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